

Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

### Zoning Board of Appeals Meeting Date – Wednesday, October 14, 2020 1:00 PM

This meeting will be held via Zoom

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/91367845603>

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: USA 8882709936 (US Toll Free) or +1 253 215 8782

Conference code: 934462

Find local AT&T Numbers:

<https://www.teleconference.att.com/servlet/glbAccess?process=1&accessNumber=2532158782&accessCode=934462>

Or Skype for Business (Lync):

<https://dekalbcountyga.zoom.us/skype/91367845603>

Meeting participant's or caller's phone numbers may be displayed to the public viewing or participating in the online meeting.

Citizens may also email documents for inclusion into the official record by submitting such materials by 11:00 am on the date of the public hearing.

Email the DeKalb County Department of Planning and Sustainability at [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)

### AGENDA

#### DEFERRED ITEMS:

**D1. A-20-1244201 (Deferred from 9/9/2020) Commission District 01 Super District 07**  
**18-249-04-016**  
**2736 HENDERSON MILL RD, ATLANTA, GA 30341**

Application of Marc Rosefort to request the following variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the front and rear yard setback for a proposed single-family residence, relating the R-100 zoning district. The property is located on the west side of Henderson Mill Road at 2736 Henderson Mill Road, Atlanta, GA 30341.

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**D2 A-20-1244203 (Deferred from 9/9/2020) Commission District 04 Super District 07**  
**18-009--26-016; 18-009-26-015; 18-009-26-014; 18-009-26-013; and 18-009-26-012**  
**319, 321, 323, 325, & 327 OHM AVE., SCOTSDALE, GA 30079**

Application of Battle Law, P.C. to request the following variances from Chapter 14 of the DeKalb County Land Development Ordinance and Chapter 27 of the DeKalb County Zoning Ordinance to (1) reduce the DeKalb County stream buffer, (2) to reduce the front yard setback, and (3) to reduce the side corner yard setback for a proposed single-family home, relating to the Scottdale Overlay district. The properties are located east of Ohm Avenue, at 319, 321, 323, 325, & 327 Ohm Avenue, Scottdale, GA 30079.

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**NEW ITEMS:**

**N1      A-20-1244423**  
**18-285-02-034**  
**3497 CHAMBLEE TUCKER RD, CHAMBLEE, GA 30341**

**Commission District 01 Super District 07**

Application of Site Enhancement Services-KROGER to request the following variance from Chapter 21 of the DeKalb County Sign Ordinance to allow additional signage and square footage for an existing fuel station. The property is located on the south side of Chamblee Tucker Road, at 3497 Chamblee Tucker Road, Chamblee, GA 30341.

**N2      A-20-1244244**  
**18-190-01-010**  
**3924 LAVISTA RD, TUCKER, GA 30084**

**Commission District 01 Super District 07**

Application of Shawn Smith to request the following variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase letter height for a proposed sign, relating to the Northlake overlay district. The property is located on the west site of LaVista Road, at 3924 LaVista Road, Tucker GA 30084.

**N3      A-20-1244246**  
**15-017-02-006; and 15-017-01-001**  
**1025 & 1064 LANCASTER RD, CONLEY, GA 30288**

**Commission District 03 Super District 06**

Application of Strategic Development Partners, LLC to request the following variances from Chapter 27 of the DeKalb County Zoning Ordinance (1) waive the streetscape requirements, and (2) waive the streetlights and street furnishing requirements, relating the Bouldercrest-Cedar Grove- Moreland Overlay District. The properties are located on the east of Lancaster Road, at 1025 & 1064 Lancaster Road, Conley, GA 30288.

**N4 A-20-1244247**  
**18-113-11-123**  
**2301 BURNT CREEK RD, DECATUR, GA 30033**

**Commission District 02 Super District 07**

Application of Damien Horn to request the following variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce side yard setback for a proposed second story addition, relating the R-100 zoning district. The property is located on the south of Burnt Creek road, at 2301 Burnt Creek Road, Decatur, GA 30033.